

012.0

0003

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

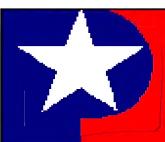
ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,097,000 / 1,097,000

USE VALUE: 1,097,000 / 1,097,000

ASSESSED: 1,097,000 / 1,097,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		ELIOT PK, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LEIGH ANDREW G	
Owner 2: LEIGH MARGARET LINDA	
Owner 3:	
Street 1: 66 ELIOT PARK	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER	
Owner 1: WALKER BRIAN K/JENNIFER -	
Owner 2: -	
Street 1: 66 ELIOT PARK	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .23 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Wood Shingle Exterior and 2308 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

BUILDING PERMITS	
Date	Number

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10035.000	484,100		612,900	1,097,000		9591
							GIS Ref
							GIS Ref
							Insp Date
							12/16/17

PREVIOUS ASSESSMENT		Parcel ID		PAT ACCT.						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	484,100	0	10,035.	612,900	1,097,000		Year end	12/23/2021
2021	101	FV	470,300	0	10,035.	612,900	1,083,200		Year End Roll	12/10/2020
2020	101	FV	470,500	0	10,035.	612,900	1,083,400	1,083,400	Year End Roll	12/18/2019
2019	101	FV	359,400	0	10,035.	793,200	1,152,600	1,152,600	Year End Roll	1/3/2019
2018	101	FV	330,900	0	10,035.	504,700	835,600	835,600	Year End Roll	12/20/2017
2017	101	FV	330,900	0	10,035.	461,500	792,400	792,400	Year End Roll	1/3/2017
2016	101	FV	330,900	0	10,035.	374,900	705,800	705,800	Year End	1/4/2016
2015	101	FV	317,900	0	10,035.	374,900	692,800	692,800	Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
WALKER BRIAN K/	1342-116		8/15/2007		701,000
SARNO ALICE	1253-156		6/18/2002	Change>Sale	350,000
	782-86		1/1/1901		No No N

ACTIVITY INFORMATION	
Date	Result
12/16/2017	Meas/Inspect
2/11/2009	Meas/Inspect
2/7/2009	Meas/Inspect
12/3/2008	MLS
9/27/1999	Mailer Sent
9/27/1999	Measured
8/23/1993	KT

Sign:	VERIFICATION OF VISIT NOT DATA
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10035	Sq. Ft.	Site			0	85.	0.72	2									612,897						612,900	

EXTERIOR INFORMATION

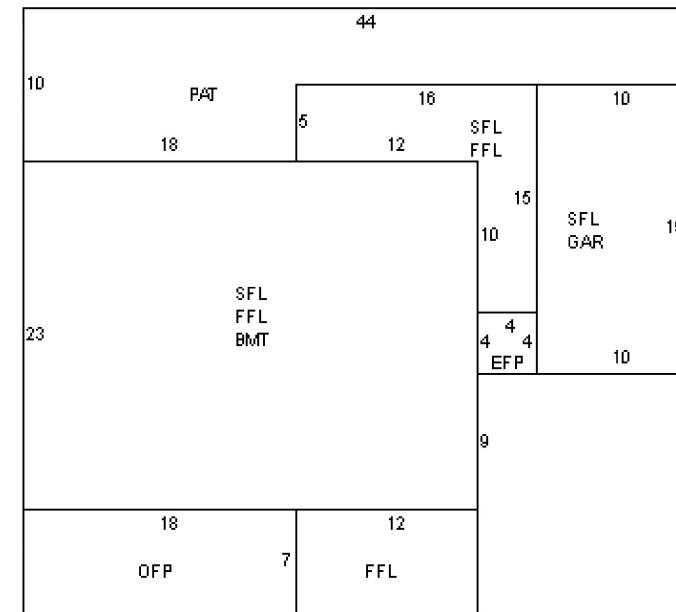
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:	k - Kelwyn Manor	

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Very Good
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:	1	Rating: Average

COMMENTS

SINK IN MSMT.

SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1939
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G19
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.20438218
Const Adj.:	0.98990101
Adj \$ / SQ:	154.988
Other Features:	108810
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	507461
Depreciation:	23343
Depreciated Total:	484118

COMPARABLE SALES	Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr: 170.49
Special Features:	0	Val/Su Net: 150.06
Final Total:	484100	Val/Su SzAd 255.60

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1970	0.00	T	39.2	101						

PARCEL ID 012.0-0003-0012.0

More: N Total Yard Items: [] Total Special Features: [] Total: []

